



# *County of Roanoke* **PLANNING COMMISSION**

Mr. David Radford, Chairman  
Mr. Jason Peters, Vice-Chairman  
Ms. Martha Hooker  
Mr. Gary Jarrell  
Mr. Gene Marrano

Windsor Hills District  
Vinton District  
Catawba District  
Hollins District  
Cave Spring District

## **AGENDA** **MONDAY, NOVEMBER 5, 2012** **WORKSESSION: 4:00 P.M. BOARD MEETING ROOM** **PUBLIC HEARING: 7:00 P.M. BOARD MEETING ROOM**

### **WORK SESSION**

- A. Call to Order
- B. Approval of Agenda
- C. Approval of Minutes:   October 2, 2012  
                                      October 16, 2012
- D. Consent Agenda:   December 3, 2012
- E. Comments of Planning Commissioners and Planning Staff
- F. Adjournment for Site Viewing

### **EVENING SESSION**

- G. Call to Order
- H. Invocation/Pledge of Allegiance: Mr. Gary Jarrell
- I. Public Hearing Petitions:
  - 1. The petition of Jesus the Redeemer Church to obtain a Special Use Permit in a R-1, Low Density Residential, District for the operation of a religious assembly on approximately 5.671 acres, located near the 6900 block of Wood Haven Road, Catawba Magisterial District.
- J. Final Orders
- K. Citizens' Comments
- L. Discussion of Upcoming Planning Commission Meetings

M      Comments of Planning Commissioners and Planning Staff

N.      Adjournment



# *County of Roanoke* **PLANNING COMMISSION**

## **PUBLIC HEARING MINUTES OCTOBER 2, 2012**

### **Commissioners Present:**

Ms. Martha Hooker  
Mr. Gary Jarrell  
Mr. Gene Marrano  
Mr. Jason Peters  
Mr. David Radford

### **Staff Present:**

Mr. Philip Thompson, Secretary  
Mr. Paul Mahoney, County Attorney  
Ms. Megan Cronise  
Mr. Chris Patriarca  
Ms. Susan McCoy, Recording Secretary

### **Guests:**

Ms. Lindsay Blankenship, Greenway Planner, Parks, Recreation & Tourism  
Mr. Doug Blount, Director, Parks, Recreation & Tourism

### **Work Session:**

Mr. Radford called the work session to order at 4:05 p.m.

### **Approval of Agenda**

Mr. Peters made a motion to approve the agenda, which passed 5-0.

### **Approval of Minutes**

Mr. Jarrell made a motion to approve the minutes of September 18, 2012, which passed 5-0.

### **Consent Agenda**

Ms. Wood provided a PowerPoint presentation regarding Jesus the Redeemer Church petition, including future land use, concept plan, lighting, stormwater management, and signage. She stated construction would be performed in two phases. Mr. Thompson noted the existing church was built as a by-right structure. Mr. Radford inquired about the zoning designation of the property. Ms. Wood and Mr. Thompson discussed the current zoning of the petitioner's property and surrounding properties. Mr. Radford inquired if the church was currently in operation. Ms. Wood and Mr. Thompson discussed the current operation of the church. Ms. Wood stated a Community Meeting would be held on October 22, 2012, at the Cornerstone Church located at 6930 Wood Haven Road at 6:30 p.m. She stated the phasing of the construction will be dependent upon funding availability.

Ms. Hooker made a motion to approve the consent agenda, which passed 5-0.

**Roanoke County Greenways**

Ms. Lindsay Blankenship provided a PowerPoint presentation regarding the Roanoke Valley Greenways, including the master plan, project overview, and Roanoke River Greenway status update. She discussed funding sources for various portions of the greenway. She discussed economic and tourism benefits, including property value increases and an increase in businesses in the area. She stated greenways are under construction in the Salem area on Twelve O'clock Knob and behind the General Electric Building leading to the Hanging Rock section of the greenway.

Ms. Hooker inquired about gaps in the trail where roadside shoulder access is unavailable. Ms. Blankenship discussed areas the Greenway Commission needs to acquire easements. Mr. Marrano inquired about the status of the easements needed along the river. Ms. Blankenship discussed this issue, noting it is dependent upon the property owners' willingness to have the greenway cross their property. Ms. Blankenship stated AECOM is the consultant for the bridges, noting bridges are very expensive to build.

Ms. Blankenship discussed the East River Greenway progress which connects with the Blue Ridge Parkway. She stated stakeholders include Western Virginia Water Authority (WVWA), Blue Ridge Parkway, Appalachian Electric Power (AEP), and Explore Park. She discussed enhancement funding, noting they would like the greenway to lead to Back Creek. Mr. Marrano inquired about use of WVWA's property. Ms. Blankenship discussed connectivity of the greenway, including Wolf Creek, Hanging Rock, and Green Hill Park. She reviewed signage, including crosswalks and handicap ramps. She discussed the need for low water crossings in the Hanging Rock area, plans for a loop trail in Greenhill Park, and the development of a wetland trail in Waldrond Park. She stated a wetland trail has been proposed for the South County Library. She stated with the partnership they plan to adjoin Read Mountain and Tinker Creek trails into Carvins Cove trails. She stated the Catawba Sustainability Center is currently developing conceptual trail routes to connect to the Appalachian Trail. She stated citizens are requesting trails be developed in the residual right-of-way created during the widening of Back Creek.

Ms. Blankenship stated approximately 80 people attended the community meeting to discuss working with VDOT in the Cotton Hill Road area. She noted they will need the support of the Board of Supervisors to approve this request. She stated Pathfinders for Greenway, a non-profit organization comprised of volunteers, have donated approximately 5000 hours for the development of the trails. Mr. Radford inquired about the status of creating a passage under Route 419 near McVitty Road. Ms. Blankenship discussed this issue. Mr. Marrano stated he supports the development of greenways. He discussed the Bridge the Gap campaign, noting there is enthusiasm to assist with multi-use trails. He stated more trail loops are needed. He stated historically the Roanoke Valley has not been pedestrian friendly. Mr. Blount stated 20 projects have been placed on the Capital Improvement Program (CIP) to determine their importance, including multi-use easements and loops.

**Commissioners' and Staff Comments**

Mr. Marrano expressed his approval of moving forward with the development of the greenways.

Mr. Thompson stated the next Planning Commission Public Hearing would be held on Monday, November 5, 2012.

With no further comments, Mr. Radford adjourned the work session at 4:46 p.m. for site viewing.

**EVENING SESSION**

Mr. Radford called the Public Hearing to order at 7:00 p.m. Mr. Marrano gave the invocation and led the pledge of allegiance.

1. The petition of Arlene Coletrane-Simmons to obtain a Special Use Permit in a R-1, Low Density Residential, District for the operation of a family day care home on approximately 0.32 acre, located at 1926 Governor Drive in the Montclair Estates Subdivision, Catawba Magisterial District. Mr. Patriarca provided a brief history of the petition, noting the petitioner has been in operation at the current location for 17 years. He reviewed the site plan and discussed State requirements, including obtaining a land use permit from VDOT. He stated the petitioner has complied with all state and local regulations.

Mr. Marrano inquired about VDOT's requirement for a land use permit. Mr. Patriarca discussed this issue. Ms. Hooker stated it was a pleasure to visit the site, noting it is well run and a great operation.

Ms. Arlene Coletrane-Simmons stated she cares for 11 children, although State regulations allow her to care for a maximum of 12 children. Ms. Hooker asked if the petitioner has a waiting list of children. Ms. Coltrane-Simmons affirmed she does have a waiting list of children. Mr. Peters stated he was impressed by the operation during the site visit. Mr. Marrano commended the petitioner stating the children are engaged and educated by the activities at the daycare.

Mr. Radford opened the public hearing for public comment.

Mr. Jeff Wood, Rife and Wood Architects, provided a history of his architectural involvement with the daycare. He stated that the architectural State regulations have been met. He stated he was unaware of any difficulties reported by the neighbors or daycare clients. He recommended approval of the petition.

Nicki Williams, 5707 Deputy Drive, stated she is a client of the daycare, noting it has high standards for the care of the children. She stated she has never been concerned about the education and safe environment provided by the daycare. She noted she was speaking on behalf of all of the parents of the children who stay at the daycare.

With no other citizens requesting to speak, Mr. Radford closed the public hearing.

Ms. Hooker made a motion to recommend approval of the special use permit, noting she appreciates the petitioner's eagerness for compliance to the regulations.

Mr. Thompson called the roll and the motion passed (5-0) with the following vote:

AYES: Jarrell, Hooker, Marrano, Peters, Radford  
NAYES: None  
ABSTAIN: None

### **Final Orders**

1. The petition of A. B. Hammond to rezone approximately 47.7 acres from EP, Explore Park, District to AG-3, Agricultural/Rural Preserve, District, located off Hammond Drive, Vinton Magisterial District was approved by the Board of Supervisors at a Public Hearing on August 28, 2012.
2. The petition of Christ the King Presbyterian Church to amend the proffered conditions on approximately 4.70 acres zoned C-1C, Commercial, District with conditions, and to obtain a special use permit for religious assembly, located in the 2400 block of Electric Road (Route 419) and near the intersection of Stoneybrook Drive and Bridle Lane, Windsor Hills Magisterial District was approved by the Board of Supervisors at a Public Hearing on August 28, 2012.
3. An ordinance amending Chapter 5 "Animals and Fowl" and Sections 30-29 and 30-88-2 of the Roanoke County Code to provide for definitions and to establish standards for Residential Chicken Keeping was approved by the Board of Supervisors at a Public Hearing on August 28, 2012.

### **Citizen Comments**

With no citizens requesting to speak, Mr. Radford closed the citizen comment period.

### **Commissioners' and Staff Comments**

There were none.

With no further business or comments, Mr. Radford adjourned the meeting at 7:16 p.m.

Respectfully Submitted:

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Susan McCoy  
Recording Secretary, Roanoke County Planning Commission

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Philip Thompson  
Secretary, Roanoke County Planning Commission

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David Radford  
Chairman, Roanoke County Planning Commission



# *County of Roanoke* **PLANNING COMMISSION**

## **WORK SESSION MINUTES OCTOBER 16, 2012**

### **Commissioners Present:**

Ms. Martha Hooker  
Mr. Gary Jarrell  
Mr. Gene Marrano  
Mr. David Radford

### **Commissioners Absent:**

Mr. Jason Peters

### **Staff Present:**

Mr. Philip Thompson, Secretary  
Mr. Tarek Moneir  
Ms. Megan Cronise  
Ms. Tara Pattisall  
Mr. Chris Patriarca  
Ms. Susan McCoy, Recording Secretary

### **Guests:**

Mr. Jake Gilmer, Roanoke Valley-Alleghany Regional Commission

### **Call to Order:**

Mr. Radford called the meeting to order at 6:00 p.m.

### **Approval of Agenda**

Ms. Hooker made a motion to approve the agenda, which passed 4-0.

### **Partnership for a Livable Roanoke Valley**

Ms. Cronise introduced Mr. Jake Gilmer, Senior Planner, Roanoke Valley-Alleghany Regional Commission. She reviewed the 2010 grant, noting her role is to offer technical support which includes assisting with planning and public participation.

Mr. Gilmer provided a PowerPoint presentation which included an overview of the Livable Roanoke Valley project. He stated the locations participating in the study include Craig County, Botetourt County, Franklin County, Roanoke County, Roanoke City, Salem City, and Town of Vinton. He stated after the public input is received, the compilation of information will be displayed at the Roanoke Transportation Museum. He discussed the roles of the primary organizations which are involved in the study, including AECOM, Council of Community Services, Logan Simpson Design, Inc., Mindmixer, and T. J. Willard & Associates, Inc. He stated the study is designed to be interactive.



Mr. Gilmer discussed the projects goals, including inviting and engaging the community, and identifying issues and prioritizing goals. He discussed creating scenarios and strategies. He discussed developing a livable plan comprised of local groups, corporations, and non-profit organizations. Mr. Marrano asked how this study is different than similar studies previously conducted. Mr. Gilmer discussed this issue.

Mr. Gilmer discussed the role of the partnership stakeholders involved in the study. He discussed bringing the private sector and the surrounding localities together for this study. Mr. Marrano inquired about the connection of the localities. Mr. Gilmer discussed this issue. Mr. Radford inquired about uses of the final results of the survey. Mr. Gilmore discussed this issue, noting the goal is to engage the localities in areas of interest with simple clear strategies. He stated they will focus primarily on issues regarding income, health, and education. He reviewed the workshop locations, the format, public involvement, and the timeline.

Ms. Hooker suggested involving the area school systems. Mr. Gilmer discussed the roles of the various advisory groups involved, including the steering committee, the stakeholder committee, the technical committee, and focus area subcommittees. He stated participation can be performed through the website by allowing people to give input on various issues. He discussed the collaboration of information received from the stakeholders, which was disseminated into Strengths, Weaknesses, Opportunities, and Threats (SWOT). He stated results reflect the economic status and key trends which affect the quality of life.

Mr. Gilmer discussed transportation issues, including greenways, related trends, and transportation impacts. He discussed landuse issues including coordination of infrastructure opportunities. Mr. Radford stated sprawl is not currently an issue. Mr. Gilmer discussed housing trends, landuse trends, energy and environmental trends, economic development and workforce trends, and health and education trends. He reviewed the strengths, weaknesses, opportunities, and threats for each topic.

Ms. Hooker discussed the importance of involving high school students to discuss the corporate perspective of the study. Mr. Gilmer discussed this issue, noting the United Way has a Youth Advisory Program. Mr. Thompson inquired about declining legislative influence being categorized as an opportunity instead of a threat. Mr. Gilmer discussed this issue, stating he will need to review this finding with their consultant. Mr. Moneir stated it could be viewed as an opportunity to improve the legislative base in the area. Mr. Radford inquired about community colleges being included as stakeholders. Mr. Gilmer stated they have included representation for community colleges.

Mr. Gilmer discussed future scenario workshops which will provide additional information and perspectives. He stated SWOT and trend information will be distilled during the workshops in order for the area to be prepared for future development and growth. He discussed the changing social and economic conditions, and demographics. Ms. Hooker suggested having people who have provided input speak to the Commission during a work session. Mr. Marrano stated the study is a painting of the ideals in the area.

Mr. Gilmer reviewed the vision statement, including the Virginia Tech survey performed by the Virginia Tech School of Research, noting the results are academically defensible. He stated the top three areas of importance found in the study were jobs, water, and education. He stated these results are consistent with the results of other communities. Mr. Marrano noted that as economic times improve, sprawl will become an issue. The Commissioners then participated in a survey prioritizing issues they deemed most important to the area.

Mr. Gilmer discussed the next steps of the process. Mr. Marrano inquired about implementation of the findings into the Comprehensive Plan. Mr. Gilmer stated the livable principals could be included in the Comprehensive Plan if there is a consensus to incorporate the principals into the plan. Mr. Marrano stated he would like to see organizations and localities work towards common goals such as transportation. Ms. Cronise noted stakeholders from various areas of interest are currently working together on the project. Mr. Jarrell inquired about the meeting schedule. Mr. Gilmer stated the information regarding the study is located on the website <http://ideas.livableroanoke.org>.

### **Other Comments**

Mr. Marrano inquired about development on Buck Mountain Road. Staff discussed this issue.

Mr. Thompson stated the Jesus the Redeemer Community Meeting is being held on October 22, 2012, at 6:30 p.m. in the Cornerstone Church.

Mr. Thompson stated there were no petitions submitted for the December 3, 2012 Planning Commission Public Hearing.

The consensus of the Commission was to hold the January, 2013, Planning Commission Public Hearing on Monday, January 7, 2013.

With no further business or comments, Mr. Radford adjourned the meeting at 7:52 p.m.

Respectfully Submitted:

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Susan McCoy  
Recording Secretary, Roanoke County Planning Commission

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Philip Thompson  
Secretary, Roanoke County Planning Commission

Approved:

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David Radford  
Chairman, Roanoke County Planning Commission

## STAFF REPORT

Petitioner:	Jesus the Redeemer Church
Request:	Special Use Permit to operate a Religious Assembly use on a 5.671 acre portion of property
Location:	Near the 6900 block of Wood Haven Road
Magisterial District:	Catawba
Proffered/Suggested Conditions:	<ol style="list-style-type: none"><li>1. The properties shall be developed in substantial conformity with the concept plan dated 12/27/2010 titled "Preliminary Site Plan for Jesus the Redeemer Church, Roanoke County, Virginia", prepared by Pierson Engineering &amp; Surveying, subject to those changes which may be required by Roanoke County during comprehensive site plan review.</li><li>2. All parking lot lighting shall be shielded "cut-off" types no more than eighteen (18) feet high and arranged so glare is not cast onto adjoining properties.</li><li>3. The freestanding signage shall be monument style with a maximum height of 7 feet and a maximum width of 13 feet.</li></ol>

### EXECUTIVE SUMMARY:

Jesus the Redeemer Church is seeking a special use permit to construct and operate a religious assembly facility on a 5.671 acre portion of the largest of the three properties owned by Cornerstone Church located at 6930 Wood Haven Road.

This site is designated Neighborhood Conservation on the future land use map of the Roanoke County Comprehensive Plan. This land use type consists of attached and detached housing at a reasonable density that is not significantly higher than the existing neighborhood. Development in this land use area should be designed to be sensitive to the surrounding neighborhood but can be reasonably higher density. These uses are low impact services that serve the neighborhood residents including parks, schools, religious assembly facilities, recreational and park facilities, community meeting areas and clubs.

### 1. APPLICABLE REGULATIONS

The Religious Assembly use is allowed by Special Use Permit in the R-1, Low Density Residential zoning district and per Section 30-83-9 in the Roanoke County Zoning Ordinance, there are several applicable use and design standards for this use. See attached documents.

Site plan review is required for the construction of the church (Phases One and Two).

### 2. ANALYSIS OF EXISTING CONDITIONS

Background – Jesus the Redeemer Church was originally a part of the Cornerstone Church and branched off as a Filipino/American Bible study group in 1991. After 7 years, the Bible study group became a church and soon expanded to an area in a nearby high school for one year. Since that time to the present, they meet for services in a space on Hollins Road (1501). If the Special Use Permit is approved, the church plans to subdivide the 5.671 parcel from the existing 10+ acre parcel and build the 200 seat sanctuary (Phase I) within two years and the Multipurpose Building (Phase II) within ten years. The playground is

proposed to be installed during the Phase I development. See the attached site plan.

It should be noted that Cornerstone church which owns the parcel was built in 1976. At that time, this property was in the Residential Estates zoning district and a religious assembly was permitted by right in that district.

Topography/Vegetation – The area of the existing parcel which is proposed to be rezoned (5.671 acres) is generally heavily wooded and slopes from the north to east approximately 20 feet and from the north to the south approximately 30-35 feet. There is a moderate berm area located between the adjoining Linnmead subdivision houses and the proposed Jesus the Redeemer Church parcel.

Surrounding Neighborhood – There is a wide age range of housing stock in the vicinity of the proposed development. There is a single family residence built in 1919 adjacent to the north side of the parcel and single family residences built in the late 1970's/early 1980's in The Woodlands subdivision. There are two family residences (duplexes) built in the early 1980's adjacent to the northeast side of the parcel. The Linnmead subdivision located adjacent to the east/southeast of the parcel was built in the mid 2000's. There are several parcels located on the north/northwest side of the parcel which are zoned I-1, Low Density Industrial and are either vacant or have single family houses built in the mid 1950's range.

Community Meeting – The community meeting was held at the Cornerstone Church on site October 22, 2012 at 6:30p.m. Approximately 30 citizens and staff attended the meeting. The main citizen concerns were increased traffic impacts on Wood Haven Road, building type and height, proposed outdoor lighting, maintaining buffer and screening from the adjoining neighbors, possible permitted uses on the site and the drainage impacts to surrounding properties from the development.

### **3. ANALYSIS OF PROPOSED DEVELOPMENT**

Site Layout/Architecture – The area of the parcel that the proposed special use permit is to be located is currently vacant. A steel building is proposed for both building phases with a brick/stone façade entrance feature to be added after construction. A new brick/stone monument sign is proposed adjacent to the entrance driveway. Improvements to the property other than the new religious facility structures include the removal of abandoned water tanks, an above ground septic tank and fencing that currently surrounds a pool that has been filled with top soil.

Access/Traffic Circulation – The church plans to construct an entrance approximately sixty feet wide, 500 feet south of the existing church entrance and approximately 20 feet north of the existing residential driveway. A driveway and a parking lot with 47 parking spaces including 2 handicapped spaces are proposed in the new parking lot.

The Virginia Department of Transportation stated that the proposed special use permit would result in an increase in the potential traffic generated from the site. It was noted that the intersection sight distance appears to be acceptable in both directions and must be field verified and noted on the development plan for review.

The VDOT Road Design Manual Appendix F: Access Management Design Standards for Entrances and Intersections must be adhered to where applicable for commercial entrances and the required spacing standards will apply. The owner/developer must attempt to share the existing entrance with the Cornerstone Church prior to any exceptions being granted for spacing – if they are required.

VDOT review noted that a traffic impact analysis will be required to determine left and right turn lane warrants during the plan development process.

A Land Use Permit will be required for any proposed construction within the VDOT right-of-way as well as submission of information regarding any changes to the existing drainage system for review.

#### Agency Comments

The Fire Marshal's Office performed a review of this concept project and offered comments regarding fire hydrant locations, water flow requirements, adequate fire department apparatus site access, Fire Department Connection (FDC) locations, and Knox Box system lock box and key access.

General Services stated that the church is eligible for one free trashcan container and it would need to be placed at Wood Haven Road for collection. It was also stated that if the volume of trash exceeds three (3) automated containers, a dumpster would need to be procured. The County does not provide bulk and brush collection for businesses/churches.

The County Floodplain Manager had no comments.

The Department of Economic Development offered no objections to this land use application.

The Western Virginia Water Authority stated there is an existing recorded sewer easement, the 8" sewer is only 75 feet out from the manhole and it will be responsibility of the developer to design and build the remaining main. It was also noted that the created property line does not reach the recorded sanitary sewer easement.

The City of Roanoke had no comments.

#### **4. CONFORMANCE WITH ROANOKE COUNTY COMMUNITY PLAN**

This site is designated Neighborhood Conservation on the future land use map of the Roanoke County Comprehensive Plan. The surrounding properties consist of attached and detached housing at a reasonable density in the existing neighborhood. The development of this church in this land use area will be designed to be sensitive to the surrounding neighborhood. The Religious Assembly use is a generally low impact service that is planned to serve the neighborhood residents along with other such uses as parks, schools, recreational and park facilities, community meeting areas and clubs.

#### **5. STAFF CONCLUSIONS**

Jesus the Redeemer Church is seeking a special use permit to operate a religious facility on a 5.671 acre portion of the largest of the three properties owned by Cornerstone Church located at 6930 Wood Haven Road. The site is currently zoned R-1, Low Density Residential zoning district and designated as Neighborhood Conservation on the Roanoke County Future Land Use Map. The proposed application generally conforms to the Zoning Ordinance and the Religious Assembly use is in conformance with this future land use area designation.

**CASE NUMBER:** 11-11/2012  
**PREPARED BY:** Ms. Tammi L. Wood

HEARING DATES:	PC: 11/5/2012	BOS: 11/13/2012
ATTACHMENTS:	Application	
	Aerial Map	
	Land Use	
	Zoning Map	
	Cornerstone Sign Dimensions	
	R-1, Low Density Residential District Standards	
	Religious Assembly, Use & Design Standards	





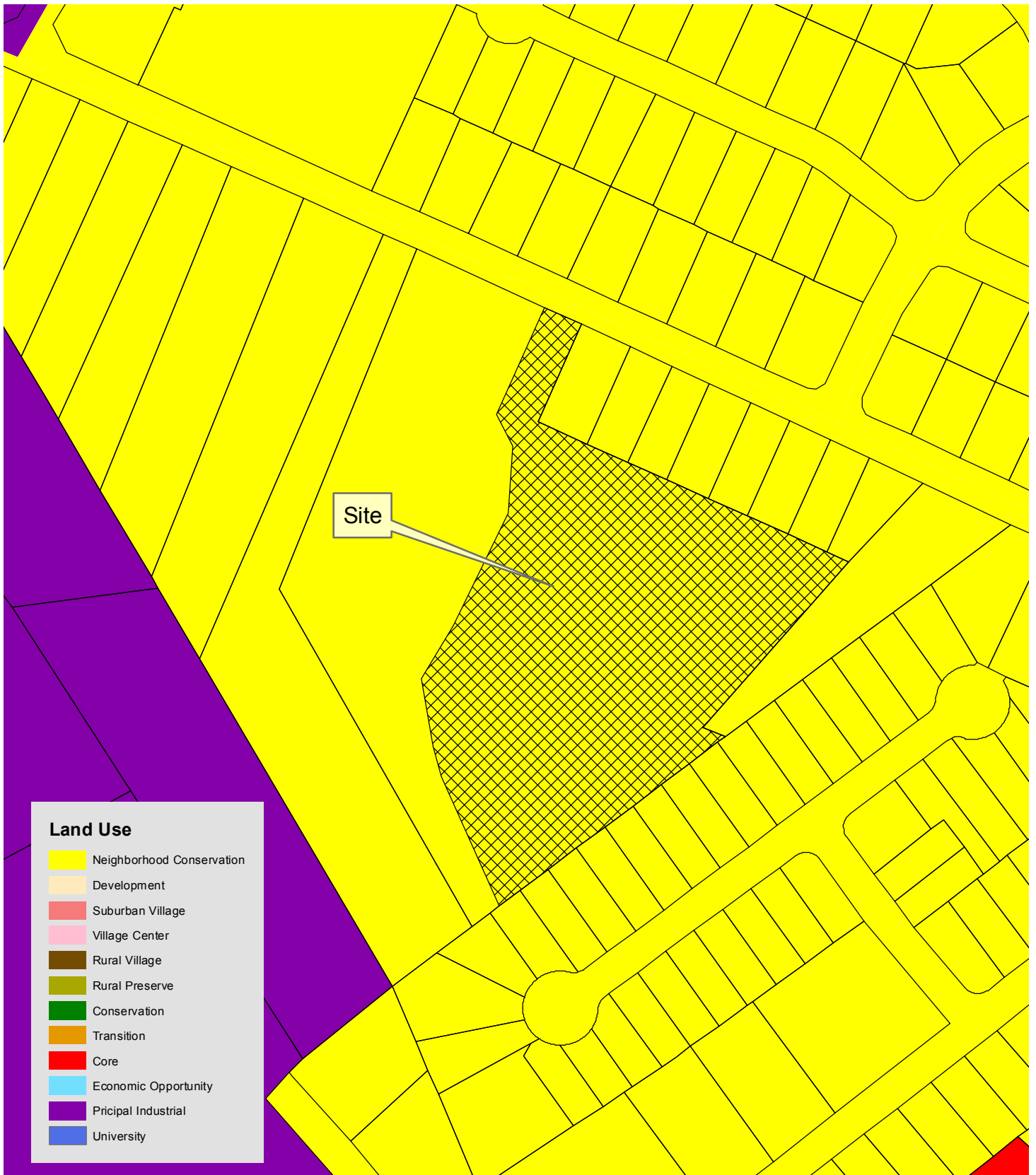
Roanoke County  
Department of  
Community Development



Applicants Name: Jesus the Redeemer Church  
Existing Zoning: R1  
Proposed Zoning: R1S  
Tax Map Number: Portion of 026.19-01-16.00-0000  
Magisterial District: Catawba Area: 5.671 Acres

10 September, 2012 Scale: 1" = 200'



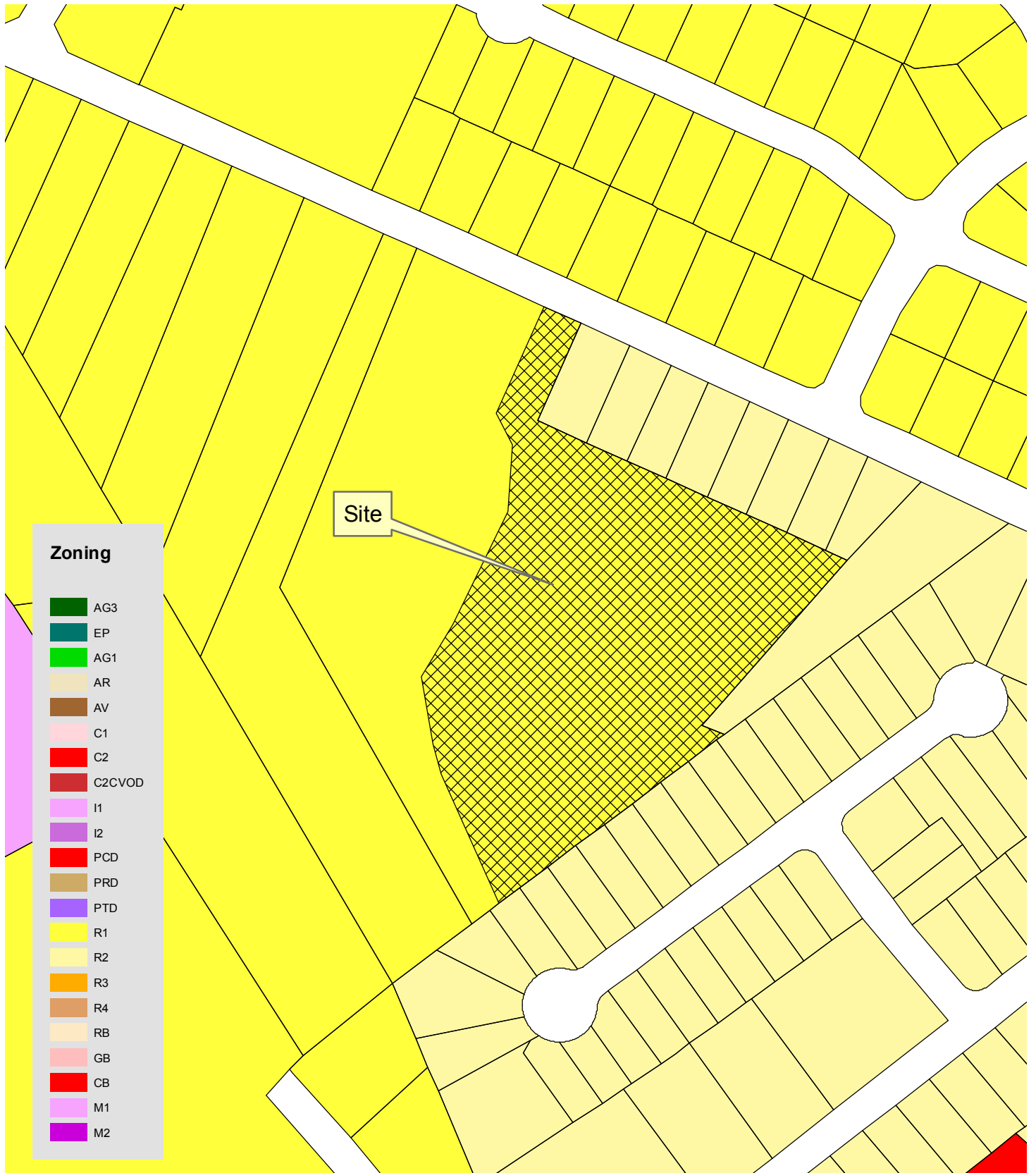


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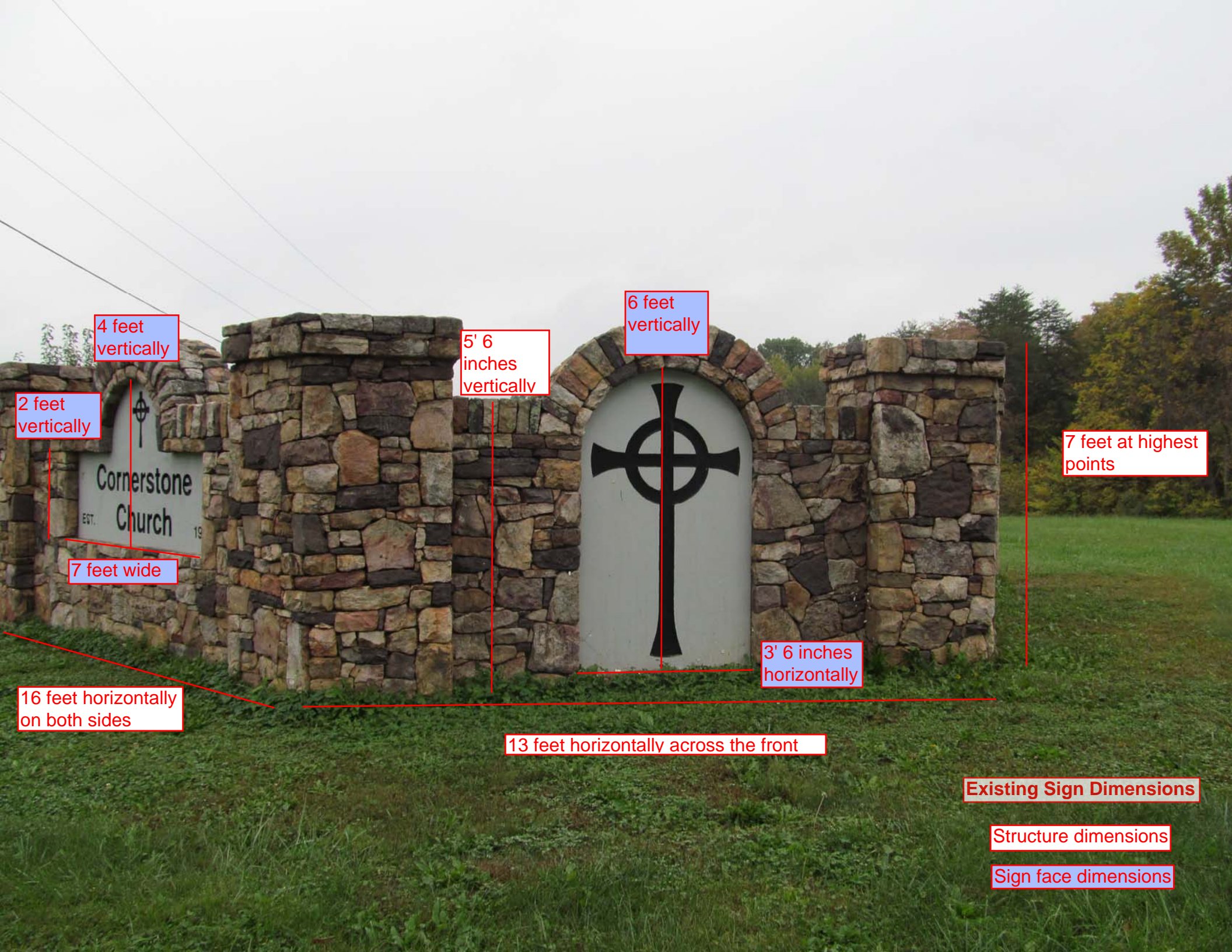
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10 September, 2012 Scale: 1" = 200'





2 feet  
vertically

4 feet  
vertically

7 feet wide

16 feet horizontally  
on both sides

5' 6  
inches  
vertically

6 feet  
vertically

3' 6 inches  
horizontally

7 feet at highest  
points

13 feet horizontally across the front

Existing Sign Dimensions

Structure dimensions

Sign face dimensions

## **SEC. 30-41. - R-1 LOW DENSITY RESIDENTIAL DISTRICT.**

### **(Excerpt from the Roanoke County Zoning Ordinance)**

#### **Sec. 30-41-1. - Purpose.**

(A) The R-1, low density residential district is established for areas of the county within the urban service area with existing low-middle density residential development, with an average density of from one (1) to three (3) units per acre, and land which appears appropriate for such development. These areas are generally consistent with the neighborhood conservation land use category as recommended in the comprehensive plan. In addition, where surrounding development and the level of public services warrant, these areas coincide with the development category recommended in the plan. This district is intended to provide the highest degree of protection from potentially incompatible uses and residential development of a significantly different density, size, or scale, in order to maintain the health, safety, appearance and overall quality of life of existing and future neighborhoods. In addition to single-family residences, only uses of a community nature which are generally deemed compatible are permitted in this district. This would include parks and playgrounds, schools and other similar neighborhood activities.

#### **Sec. 30-41-2. - Permitted uses.**

(A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (\*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Agricultural and Forestry Uses*

Stable, Private\*

2. *Residential Uses*

Accessory Apartment\*

Home Occupation, Type I \*

Manufactured Home \*

Manufactured Home, Emergency \*

Multiple Dog Permit\*

Residential Human Care Facility

Single-Family Dwelling, Detached (For Zero Lot Line Option - \*)

Single-Family Dwelling, Attached \*

Single-Family Dwelling, Attached and Detached (Cluster Subdivision Option - \*)

Temporary portable storage containers \*

3. *Civic Uses*

Community Recreation \*

Park and Ride Facility \*

Public Parks and Recreational Areas \*

Utility Services, Minor

4. *Miscellaneous Uses*

Amateur Radio Tower \*

## Wind Energy System, Small\*

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (\*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Residential Uses*

- Accessory Apartment \*
- Alternative Discharging Sewage System \*
- Home Beauty/Barber Salon \*

2. *Civic Uses*

- Cemetery \*
- Crisis Center
- Day Care Center \*
- Educational Facilities, Primary/Secondary \*
- Family Day Care Home \*
- Religious Assembly \*
- Utility Services, Major \*

3. *Commercial Uses*

- Bed and Breakfast \*

5. *Miscellaneous Uses*

- Outdoor Gatherings \*

### **Sec. 30-41-3. - Site Development Regulations.**

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) *Minimum lot requirements.*

1. All lots served by private well and sewage disposal systems:
  - a. Area: 0.75 acre (32,670 square feet).
  - b. Frontage: 90 feet on a publicly owned and maintained street.
2. Lots served by either public sewer or water:
  - a. Area: 20,000 square feet.
  - b. Frontage: 75 feet on a publicly owned and maintained street.
3. All lots served by both public sewer and water:
  - a. Area: 7,200 square feet.
  - b. Frontage: 60 feet on a publicly owned and maintained street.

(B) *Minimum setback requirements.*

1. Front yard:
  - a. Principal structures: 30 feet.
  - b. Accessory structures: Behind the front building line.
2. Side yard:
  - a. Principal structures: 10 feet.
  - b. Accessory structures: 10 feet behind front building line or 3 feet behind rear building line.

3. Rear yard:
    - a. Principal structures: 25 feet.
    - b. Accessory structures: 3 feet.
  4. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.
- (C) *Maximum height of structures.*
1. Height limitations:
    - a. Principal structures: 45 feet.
    - b. Accessory structures: 15 feet, or 25 feet provided they comply with the setback requirements for principal structures.
- (D) *Maximum coverage.*
1. Building coverage: 30 percent of the total lot area for all buildings and 7 percent for accessory buildings.
  2. Lot coverage: 50 percent of the total lot area.

*(Ord. No. 62293-12, § 10, 6-22-93; Ord. No. 42694-12, § 8, 4-26-94; Ord. No. 042208-16, § 1, 4-22-08)*

Sec. 30-83-9. Religious Assembly.  
(Excerpt from Roanoke County Zoning Ordinance)

(A) General standards:

1. Any outdoor activity area, swimming pool, or ball field or court which adjoins a residential use type shall be landscaped with one row of small evergreen trees in accordance with Section 30-92 along the property line adjoining the residential use type. Where night-time lighting of such areas is proposed large evergreen trees shall be required.

2. When a place of religious assembly adjoins a residential use type, a Type C buffer yard in accordance with Section 30-92 shall be provided between the parking area(s) and the residential use type.

(B) In the AG-3, AG-1 and AR districts, the maximum building coverage shall be thirty (30) percent and the maximum lot coverage fifty (50) percent of the total lot area.

(C) In the AG-3, AG-1, AR, and R-1 districts a special use permit shall not be required for the expansion of an existing use provided all of the following conditions are met:

a. The total gross floor area of the expansion itself does not exceed 15,000 square feet; and

b. The gross floor area of the expansion is not more than two hundred (200) percent of the existing gross floor area; and

c. The expansion does not include a principal worship area expansion of more than fifty (50) percent of the existing permanent seating.

All other expansions must obtain a Special Use Permit.

(D) Additional standards in the C-2 district:

1. All new Religious Assembly uses require a Special Use Permit.

2. Expansions of existing uses are permitted by right.

(Ord. No. 42694-12, § 19, 4-26-94; Ord. No. 042799-11, § 2, 4-27-99)